

**ARTICLE 13**  
**PSP - PUBLIC-SEMI-PUBLIC INSTITUTIONAL DISTRICT**

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**Legislative Intent.** This district is intended to include major public, semi-public, and institutional uses, to facilitate future growth of such uses within the district in accordance with the objectives, policies, and proposals of the Comprehensive Plan, and to provide evidence on the Zoning map of the nature of land use planned for this district.

**13-1 Use Regulations.** A building may be erected, altered, or used, and a lot or premises may be used or occupied, for any of the following purposes, and no other.

**13-1.1 Uses Permitted by Right:**

- Accessory buildings and uses, including dwellings accessory to a permitted use.
- Agricultural uses existing at the time of Ordinance Adoption.
- Child care center, day care center, or nursery school.
- Schools, public or private.
- Parks and playgrounds.
- Cemeteries.
- Churches and community buildings.
- Fairgrounds, showgrounds, or exhibition center.
- Hospitals, nursing homes, and clinics.
- Rescue squad or volunteer fire company.
- Family care homes, foster homes, or group homes serving physically handicapped, mentally ill, mentally retarded, or other developmentally disabled persons.
- Institutions, educational or philanthropic, including museums, art galleries, and libraries.
- Public or governmental buildings.
- Yard sale or other special sale or event conducted on the premises of and for the benefit of a permitted use in the district.
- Signs subject to Article 25.
- Off-street parking for permitted uses subject to Article 24.
- Open space subject to Article 23.
- Utilities related to and necessary for service within the Town, including poles, wires, transformers, telephone booths, and the like for electrical power distribution or communication service, and underground

pipelines or conduits for local electrical, gas, sewer, or water service, but not those facilities listed as requiring a special use permit.

**13-1.2** Uses Permitted by Special Use Permit. The following uses will be permitted upon authorization of the Town Council subject to Article 4, Section 4-8.

- Dwellings, subject to the standards of the R-15 Residential District.
- Treatment plants, water storage tanks, major transmission lines or pipelines, pumping or regulator stations, communications towers, storage yards and substations, and cable television facilities and accessory buildings.
- Active and passive recreation and recreational facilities.

### **13-2 Area Regulations**

	Minimum	Minimum	Maximum	Minimum		
Setbacks						
Use	Lot Size <sup>1</sup>	Lot Frontage <sup>2</sup>	Lot Coverage <sup>3</sup>	Front <sup>4</sup>	Side	Rear
All Permitted Uses	6,000	50	65%	25	15	35

1: expressed in square feet.

2: as measured at the front setback.

3: includes all impervious surfaces.

4: as measured from the street right-of-way.

The minimum area regulations may be modified by the Town Council in accordance with the provisions of

Section 4-8.2a. (Amended by Council 11/12/97)

### **13-3 Height Regulations**

Buildings may be erected up to thirty-five (35) feet in height except that:

- A public or semi-public building such as a school, church, or library may be erected to a height of sixty (60) feet from grade provided that required front, side, and rear yards shall be increased one (1) foot for each foot in height over thirty-five (35) feet.

- Church spires, belfries, cupolas, municipal water towers, chimneys, flues, flagpoles, and television antennae are exempt. Parapet walls may be up to four (4) feet above the height of the building on which the walls rest.
- No accessory building which is within twenty (20) feet of any party lot line shall be more than fifteen (15) feet high. All accessory buildings shall be less than the main building in height.

#### **13-4 Special Provisions for Corner Lots**

- Of the two (2) sides of a corner lot the front lot line shall be deemed to be the shortest of the two (2) sides fronting on streets.
- The side yard setback adjacent to the side street shall be in conformity with the minimum front yard setback.
- Each corner lot shall have a minimum width at the setback line of one hundred twenty-five (125) feet.

#### **13-5 Special Provisions for Accessory Structures**

- Accessory building aggregate area shall not exceed thirty (30) percent of the area of the rear yard.
- Accessory buildings shall not be located closer than five (5) feet to any rear or side property line or within ten (10) feet of the main structure, except that an accessory building may be built on the property line as a party wall, provided the applicant files with the Zoning Administrator, the written consent of the owners of the adjoining properties, and the exterior walls are of masonry construction. Provision must be made for disposal of roof water onto the subject property or to the nearest storm sewer.
- Attached carports, garages, or other attached accessory buildings and structures shall be subject to same setback as main structure.

- Open fire escapes of noncombustible material may project into side or rear yards by not more than four (4) feet and be no closer to any property line than five (5) feet.

### **13-6 Lighting**

Lighting facilities shall be arranged in a manner which will protect the highway and neighboring properties from direct glare or hazardous interference. Lighting facilities shall be required along private and public streets and within parking areas, installed at the developer's expense.

Refuse containers or refuse storage areas shall be located in a paved area and hidden from general public view, either from within or outside the lot, by means of fences, walls, or landscape planting.

### **13-7 Additional Regulations Where a Grouping or More Than One Use is Planned for a Tract**

The development shall consist of a harmonious selection of use and groupings of buildings, service and parking areas, circulation and open spaces, planned and designed as an integrated unit, in such a manner as to constitute a safe, efficient, and convenient arrangement of facilities.

The proposed development shall be constructed in accordance with an overall plan and shall be designed as a single architectural unit with appropriate landscaping.

Adequate areas shall be provided for loading and unloading of delivery trucks and other vehicles; servicing of shops by refuse collection, fuel, fire, and other service vehicles; automobile accessways; and pedestrian walks. Service areas shall be screened from view from any abutting roadway and from within the parking area.

Provision shall be made for safe and efficient ingress and egress to and from public streets and highways without undue congestion to or interference with normal traffic flow.